

September 19, 2006 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

06SN0327

Dean E. Hawkins, ASLA

Dale Magisterial District  
East line of Iron Bridge Road

REQUEST: Rezoning from Agricultural (A) to General Business (C-5).

PROPOSED LAND USE:

Commercial uses, as restricted by Proffered Condition 4, are planned. Specifically, an expansion of the existing project to the southwest is proposed.

RECOMMENDATION

Recommend approval for the following reasons:

While the proposed zoning does not conform to the Central Area Plan, given existing area zoning and land uses and the restrictions outlined herein, approval would be appropriate.

- (NOTES:     A.     THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.
- B.     IT SHOULD BE NOTED THAT AMENDMENTS TO THE PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES". THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO

EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THESE PROFFERS.)

PROFFERED CONDITIONS

1. Except for timbering approved by the Virginia Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a Land Disturbance Permit has been obtained from the Environmental Engineering Department and the approved erosion and sediment control devices have been installed. (EE)
2. The Developer shall be responsible for the full cost of traffic signalization of the Route 10/Quaiff Lane intersection, if warranted as determined by the Transportation Department. (T)
3. Architectural treatment and screening of outside storage areas shall be compatible with development on Tax ID 772-672-3298. (P)
4. The uses permitted shall be restricted to the following:
  - a. Any permitted or restricted use in the Community Business (C-3) District;
  - b. Contractor's shop and storage yard;
  - c. Freight forwarding, packing and crating services;
  - d. Wholesaling houses and distributors;
  - e. Warehouses. (P)
5. The public water system shall be used. (U)
6. Freestanding light fixtures shall not exceed a height of twenty five (25) feet. All exterior lights, both freestanding and building mounted, shall have a concealed light source. (P)
7. The property shall be developed as part of Tax ID 772-672-3298 and be subject to the Ordinance standards as part of a project consisting of the property at Tax ID 772-672-3298. (P)

GENERAL INFORMATION

Location:

East line of Iron Bridge Road, south of Kingsland Road. Tax IDs 772-673-Part of 3836 and Part of 9738 (Sheet 17).

Existing Zoning:

A

Size:

8.6 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - A; Single-family residential  
South - A; Single-family residential  
East - A; Single-family residential  
West - C-5; Commercial, office or vacant

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along the west side of Iron Bridge Road approximately 700 feet west of the request site. In addition, a twelve (12) inch water line extends across Iron Bridge Road and continues along a portion of Quaiff Lane and terminates approximately 620 feet west of this site. Use of the public water system is intended. (Proffered Condition 5)

Public Wastewater System:

The public wastewater system is not available to serve this site. The request site is within the Reedy Branch Creek drainage basin and there is an existing fifteen (15) inch wastewater trunk line along a portion of Reedy Branch Creek that terminates 6,000 feet east of this site. Use of a private septic system is planned.

Individual Septic Systems

The Health Department must approve use of septic systems.

## ENVIRONMENTAL

### Drainage and Erosion:

The subject property sheet flows to the south across the adjacent property to a tributary of Kingsland Creek. There are no existing or anticipated on- or off-site drainage or erosion problems. There are no apparent watercourses located on the property that would provide a viable outfall therefore it appears acquisition of off-site easements will be necessary.

Proffered Condition 1 prohibits timbering without obtaining a land disturbance permit from the Department of Environmental Engineering and requires the appropriate devices be installed. This will ensure that proper erosion control measures are in place prior to development.

## PUBLIC FACILITIES

### Fire Service:

The Airport Fire Station currently provides fire protection and emergency medical service (EMS). This request will have a minimal impact fire and EMS.

### Transportation:

The property is approximately nine (9) acres located at the end of Quaiff Lane on the east side of Iron Bridge Road (Route 10). The applicant is requesting rezoning from Agricultural (A) to General Business (C-5). Based on trip rates for a shopping center, development could generate approximately 6,000 average daily trips. This traffic will be distributed to Route 10. Route 10 in this area had a 2003 traffic count of 30,048 vehicles per day and was functioning at an acceptable level (Level of Service B) based on the amount of traffic it carried during peak hours.

The applicant has proffered to install a traffic signal at the Route 10/Quaiff Lane intersection if one is warranted (Proffered Condition 2). During site plan review, the traffic generation and distribution of the proposed development will be analyzed. If the proposed development is anticipated to cause the Route 10/Quaiff Lane intersection to warrant a traffic signal, the developer will be required to post a surety for the cost of installing a traffic signal at that intersection. Once the development is constructed, the Virginia Department of Transportation (VDOT) will determine whether the intersection warrants a traffic signal based on actual traffic counts. If VDOT determines that a traffic signal is warranted, the developer will be asked to install it.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Central Area Plan which suggests the property is appropriate for community mixed use. Appropriate uses would include community-scale C-3 uses and office uses as well as integrated townhouse or multifamily uses.

### Area Development Trends:

Surrounding properties are zoned Agricultural (A) and General Business (C-5) and are occupied by single-family dwellings, commercial and office uses or are vacant. The Plan anticipates community-scale commercial and office uses along this portion of the Route 10 corridor.

Staff acknowledges that properties to the west are zoned General Business (C-5), inconsistent with the Plan. The current proposal is intended to accommodate expansion of the existing office/warehouse facility located to the southwest (Tax ID 772-672-3298). It may be appropriate to accommodate such expansion provided certain guarantees are offered to insure a unified project. (Proffered Conditions 3 and 7)

### Use Limitations:

Proffered Condition 4 limits permitted uses to those uses allowed by right and with restrictions in a C-3 district and includes some General Business (C-5) uses. The C-5 uses are not consistent with the uses suggested by the Plan. It may be appropriate, given the adjacent C-5 zoning, to accommodate expansion of that project with the use limitations offered.

### Site Design:

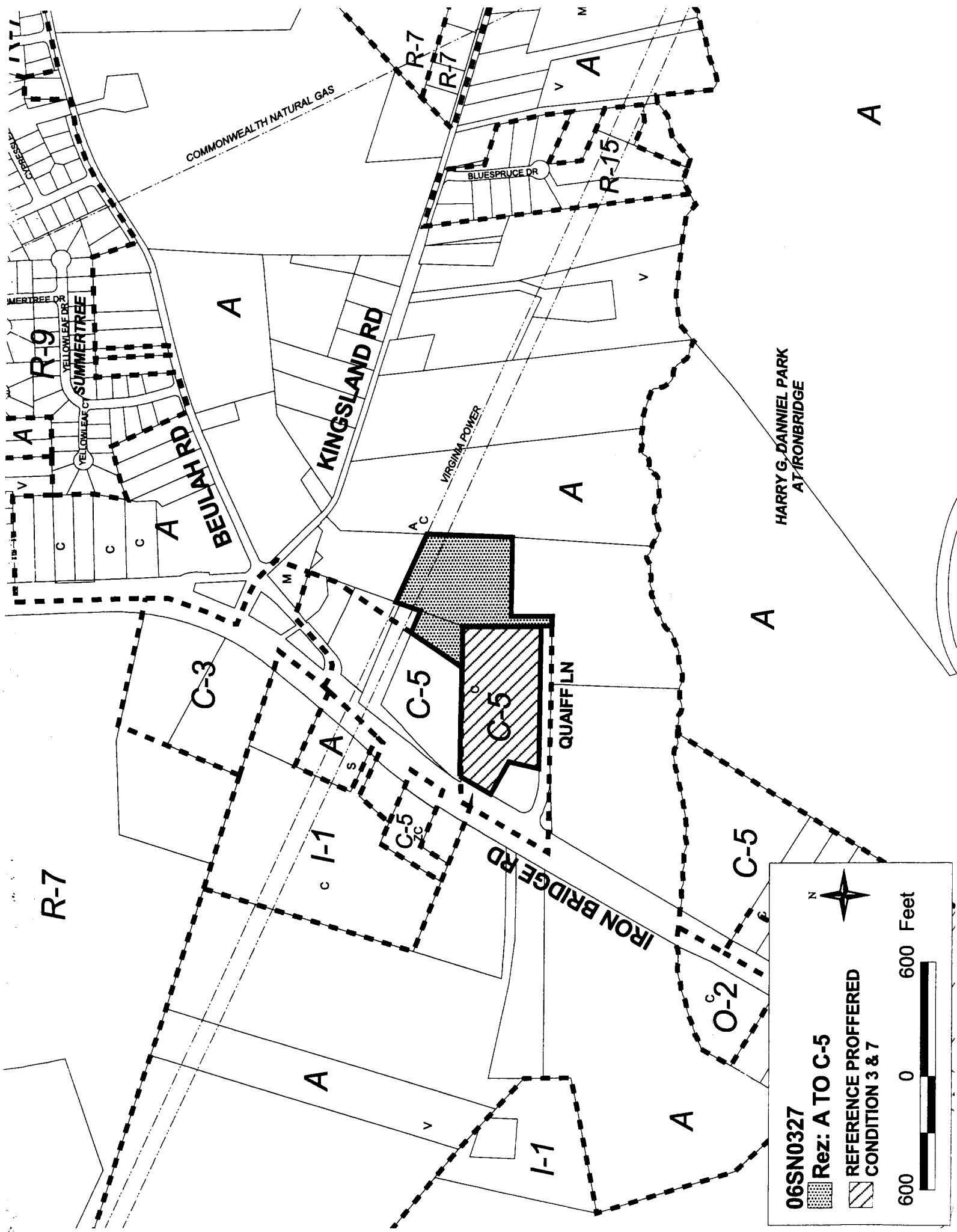
The request property lies within an Emerging Growth District Area. The Zoning Ordinance specifically addresses access, landscaping, setbacks, parking, signs, buffers, utilities and screening of mechanical equipment. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Development of the request property will be subject to these Ordinance standards. Further restrictions have been proffered relative to lighting. (Proffered Condition 6)

To address a concern of area citizens, Proffered Condition 3 requires architectural treatment and screening of outside storage compatible with development on adjacent property to the south at Tax ID 772-672-3298.

### CONCLUSION

While the proposed zoning does not conform to the Central Area Plan, given existing area zoning and land uses and the restrictions outlined herein, approval would be appropriate.

Therefore, approval of this request is recommended.



**06SN0327**

**Rez: A TO C-5**

**REFERENCE PROFFERED**

**CONDITION 3 & 7**

600 0 600 Feet

N